

## Fact Sheet

Item for Consideration, 2018/2019

### City Comprehensive Plan Amendment Work Program

***This item is still under initial review and not yet placed on the City of Spokane Comprehensive Plan Annual Amendment Work Program.***

***No staff analysis or environmental review (including traffic analysis) has been conducted at this time. That will occur only if an item is added to the Work Program by City Council.***

<b>File Number</b>	Z18-882COMP
<b>General Location</b>	15 E. Walton Avenue, On E Walton, 3 parcels east of intersection of E Walton and Division Street. Walton is two blocks north of the Garland/Empire & Division intersection. On the west side of Division, Walton is "interrupted" by B.A. Clark Park.
<b>Current Land Use Plan Map Designation &amp; Proposed Land Use Plan Map Designation</b>	"Residential 15-30" to "General Commercial"
<b>Current Zoning &amp; Requested Zoning Change</b>	"RMF" to "GC-70"
<b>Existing Zoning Overlay(s)</b>	None (but in Community Empowerment Zone, General Facilities Connection Waiver Area) (Commercial Rate Clarification boundary is on adjacent property with GC-70 zoning) Within MFTE Boundary
<b>Adjacent street designations</b>	Division Street to west is State Highways 2 & 395 E. Walton Ave. (local access to south)
<b>Parcel Number(s)</b>	35052.2920
<b>Parcel size(s)</b>	0.12 acre (5100 sq. ft.)
<b>Property Owner</b>	HA Tombari LLC
<b>Agent</b>	Dwight Hume
<b>Date Submitted to City</b>	October 29, 2018
<b>Neighborhood Council</b>	Nevada Heights Neighborhood Council Within 600 feet of North Hill (which begins west of Division St)
<b>Comments</b>	

Link to City of Spokane webpage, listing maps and additional information:

<https://my.spokanecity.org/projects/2018-2019-proposed-comprehensive-plan-amendments/>

For more information, please contact Tirrell Black, Planning, [tblack@spokanecity.org](mailto:tblack@spokanecity.org) or 509-625-6185



**PLANNING SERVICES**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
FAX 509.625.6013  
My.SpokaneCity.org

December 3, 2018

Dwight Hume  
Land Use Solutions & Entitlement  
9101 N. Mt. View Lane  
Spokane, WA 99218

RE: Tombari property at 15 E Walton Ave, File Z18-882COMP

Mr. Hume,

Thank you for submitting the above-referenced threshold review application to amend the Land Use Map of the City of Spokane Comprehensive Plan. Pursuant to SMC 17G.020.060(A)(4), we are writing to notify you that the application is counter complete.

Staff is working to schedule a meeting with the Ad Hoc Committee. That Committee will schedule a public meeting at which it will vote on a recommendation to the City Council, using the criteria set forth in SMC 17G.020.026, as to whether the proposal should be included in the Annual Comprehensive Plan Amendment Work Program. We will notify you of the date for that meeting once it is scheduled.

If you have any questions or concerns, please feel free to contact me any time.

Sincerely,

Tirrell Black  
Associate Planner

218-882LOMP

## Land Use Solutions & Entitlement

### Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

10-28-18

Tirrell Black, AICP  
City of Spokane Planning Services  
W 801 Spokane Falls Blvd, 3<sup>rd</sup> Floor  
Spokane WA 99201

Ref: Jim Tombari Annual Map Amendment

Tirrell:

On behalf of Jim Tombari, please find its application for a Comprehensive Plan Amendment and rezone from R-15-30 to GC and RMF to GC-70. Specifically, enclosed are:

- 1) General Application
- 2) Early Threshold Review Supplement
- 3) Comprehensive Plan Annual Amendment Pre-Application
- 4) SEPA Checklist
- 5) Project Narrative
- 6) Site Plan
- 7) Summary of Neighborhood Council Outreach, and
- 8) \$500.00 application fee.

Respectfully Submitted



Dwight J Hume, agent  
Land Use Solutions and Entitlement

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**DESCRIPTION OF PROPOSAL:**

A map amendment from Residential 15-30 to General Commercial and a corresponding zone change from RMF to GC-70.

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

15 E Walton

**APPLICANT:**

**Name:** H A Tombari LLC  
**Address:** 2510 E 37<sup>th</sup> Avenue Spokane WA 99223  
**Phone (home):** **Phone (work):** 838-5637  
**Email address:**

**PROPERTY OWNER:**

**Name:** H A Tombari LLC  
**Address:** 2510 E 37<sup>th</sup> Avenue Spokane WA 99223  
**Phone (home):** **Phone (work):** same  
**Email address:**

**AGENT:**

**Name:** Dwight Hume dba Land Use Solutions & Entitlement  
**Address:** 9101 N Mt. View Lane Spokane WA 99218  
**Phone (home):** **Phone (work):** 509-435-3108  
**Email address:** dhume@spokane-landuse.com

**ASSESSOR'S PARCEL NUMBERS:**

35052.2920

**LEGAL DESCRIPTION OF SITE:**

Lot 15, Block 57 Lidgerwood Park

**SIZE OF PROPERTY:**

5100 sf. (.12 acres)

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Land Use Map Amendment and corresponding zone change

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**SUBMITTED BY:**

*Jim Tombari*

Applicant     Property Owner     Property Purchaser     Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

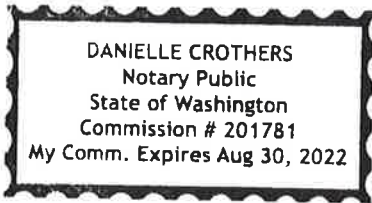
I, Jim Tombari, owner of the above-described property do hereby authorize Dwight Hume to represent me and my interests in all matters regarding this application.

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF SPOKANE    )

On this 24 day of October, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jim Tombari, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



*Danielle Crothers*  
Notary Public in and for the State of Washington,  
residing at Spokane



# Early Threshold Review

H A Tombari Map Amendment

**Description of Proposed Amendment:** Land Use Map change from Res 15-30 to General Commercial and a zone change from RMF to GC-70 on .12 acres (5100sf) to be included in the common ownership of the adjacent westerly .31 acres of GC-70. The subject site is located at 15 E Walton Avenue.

## **SMC 17G.025.010**

1. **Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.**

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option.

2. **The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.**

As stated above, neither a Citywide update nor a sub-area plan are available to this area and request.

3. **The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.**

The request is for one platted lot of 5100 sf to be added to the applicant's current GC ownership. No significant workload is created by this request.

4. **Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.**

The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. The subject

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property is part of a common ownership split between the GC-70 and RMF zones. Moreover, the commercial uses both north and south of the subject extend easterly of the proposed change. The requested amendment is therefore, consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate any potential commercial use of the common site.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane. It also adjoins a significant designation of Residential 15-30 that extends to Mayfair and runs North to Wellesley and South to a point 3 blocks south of Bridgeport.

The proposed change is consistent with the following goals of the Comprehensive Plan:

**Land Use 1.8**

The intent of LU 1.8 is to contain existing commercial designations within existing boundaries and yet in this case, the intent fails to recognize common ownerships which existed at the time of adopting the plan and left a portion of the ownership in another zone. Moreover, it fails to create a uniform depth along the same arterial of Division Street and allows adjacent retail uses and zones to extend farther than what is asked for in this amendment. Even LU 1.5 prescribes a uniform depth to create some consistency for adjacent uses. This request would even up the line or depth to approximate the depth of zoning immediately south of the subject site and not extend beyond that depth. In recent decisions, the Planning Commission ignored the literal requirements of the policy language of LU 1.8 but adhered to the intent of containing the designation, thus allowing uniformity of zoning and better compatibility.

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**Land Use 1.12**

The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

**Land Use 3.1**

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

**Land Use 5.3**

The Off -Site impacts are mitigated by the development standards of the city and the subject property is adjacent to future medium density apartment uses not single-family. This further ensures compatibility and includes on-site parking within the same commercial zone rather than a special permit within a residential zone as is the case adjacent on the KFC property.

**Transportation 3.1**

Transportation and development patterns are important to support desired land uses. In this instance, all of the block from existing GC designated and zoned property, easterly to the end of the block at Mayfair, is now zoned for medium density residential use. Therefore, the availability of retail services within walking distance supports that future use. As stated before, this adjustment ensures a future retail use with adequate space for on site parking etc.

**Economic Development Goal 3**

The proposed map change is consistent with this goal because it allows a reasonably sized GC site for retail services adjacent to a future medium density residential area, thus fostering a range of business and employment opportunities.

**Economic Development Goal 6**

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

5. **The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.** N/A, the proposal has not been submitted in the past.

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6. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

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# Comprehensive Plan or Land Use Code Amendment

Pre-Application



## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es))*

- Comprehensive Plan Text Change                       Land Use Designation Change  
 Regulatory Code Text Change                       Area-Wide Rezone

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

### 1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.  
*A map amendment from Residential 15-30 to General Commercial and a corresponding zone change from RMF to GC-70*
- b. Why do you feel this change is needed?  
*The remainder of the applicant's property is GC and the subject parcel is needed to provide sufficient parking for the aforementioned GC portion and commercial use.*
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?  
*The subject lot is flanked by GC zoning and use. KFC is located to the north of the subject and has parking by special permit directly north and northeast of the subject parcel. A GC zoned parcel exist south of the subject and is currently leased for RV sales. This would make the applicant's parcel the same depth as the parcel to the south for GC zoning and would not significantly sacrifice RMF zoning remaining to the east. (5100 sf).*
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*
- e. For map amendments:
1. What is the current Land Use designation and zoning for each affected parcel? *Res 15-30*
  2. What is the requested Land Use designation and zoning for each affected parcel? *GC-70*
  3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.  
*North: KFC Fast Food; South: RV Sales Lot; West: Vacant Commercial; East: Residential SF*
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *Unknown*
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

*There are no pending sub-area plans for this property. A private sector annual map amendment is the most efficient option that enables the subject property to become part of a normal sized commercial site in*

*this vicinity.*

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

Yes                       No

i. If yes, please answer the following questions:

1. When was the amendment proposal submitted?
2. Was it submitted as a consistent amendment or an inconsistent amendment?
3. What were the Plan Commission recommendation and City Council decision at that time?
4. Describe any ways that this amendment proposal varies from the previously considered version.

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  
[my.spokanecity.org](http://my.spokanecity.org) | Phone: 509.625.6300 | Fax: 509.625.6822

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## Environmental Checklist

File No. \_\_\_\_\_

### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### **Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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**A. BACKGROUND**

1. Name of proposed project, if applicable: Non-project action
2. Name of applicant: H A Tombari LLC
3. Address and phone number of applicant or contact person: Dwight Hume, agent; 9101 N Mt. View Lane Spokane WA 99218 509-435-3108
4. Date checklist prepared: October, 2018
5. Agency requesting checklist: Planning Services
6. Proposed timing or schedule (including phasing, if applicable): N/A
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, if approved, it will become part of the adjacent westerly GC-70 zone.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. As stated above, the applicant owns the adjacent 13360 sf.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Unknown
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known. Map and zone change; building permit, landscape plan approval; storm drainage plan approval.

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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. **Approximately 150' east of Division on the north side of Walton Avenue in the vicinity of Clark Park.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) **City of Spokane** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
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- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

**Unknown** \_\_\_\_\_

\_\_\_\_\_

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.* \_\_\_\_\_

\_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)? **N/A**

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c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  
**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Unlikely** \_\_\_\_\_  
\_\_\_\_\_

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Air**

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_  
**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No** \_\_\_\_\_  
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- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Water**

- a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. \_\_\_\_\_

**No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**N/A** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (5) Does the proposal lie within a 100-year floodplain? \_\_\_\_\_ If so, note location on the site plan.

**No** \_\_\_\_\_  
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- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
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- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Agency Use  
 Only

**4. Plants**

- a. Check or circle type of vegetation found on the site:
- \_\_\_\_\_ Deciduous tree: *alder, maple, aspen, other.*
- \_\_\_\_\_ Evergreen tree: *fir, cedar, pine, other.*
- \_\_\_\_\_ Shrubs
- \_\_\_\_\_ **Grass**
- \_\_\_\_\_ Pasture
- \_\_\_\_\_ Crop or grain
- \_\_\_\_\_ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*
- \_\_\_\_\_ Water plants: *water lilly, eelgrass, milfoil, other.*
- \_\_\_\_\_ Other types of vegetation.

- b. What kind and amount of vegetation will be removed or altered? Non-project action. To be determined at time of building permit. \_\_\_\_\_

- c. List threatened or endangered species known to be on or near the site. Unknown \_\_\_\_\_  
 \_\_\_\_\_

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Non-project action. To be determined at time of building permit. \_\_\_\_\_  
 \_\_\_\_\_

**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
- birds: *hawk, heron, eagle, **songbirds**, other.* \_\_\_\_\_
- mammals: *deer, bear, elk, beaver, other.* \_\_\_\_\_
- fish: *bass, salmon, trout, herring, shellfish, other.* \_\_\_\_\_
- other: \_\_\_\_\_

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- b. List any threatened or endangered species known to be on or near the site.

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. Is the site part of a migration route? If so, explain. **No** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- d. Proposed measures to preserve or enhance wildlife, if any:

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. **Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
(1) Describe special emergency services that might be required.  
**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) Proposed measures to reduce or control environmental health hazards, if any:  
**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
**Division St Traffic** \_\_\_\_\_  
\_\_\_\_\_

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
**Short Term: Construction** \_\_\_\_\_  
**Long Term: Customer traffic and delivery** \_\_\_\_\_  
\_\_\_\_\_

(3) Proposed measure to reduce or control noise impacts, if any:  
**None anticipated** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?  
**Site: Vacant; West Retail; North: Retail; South: Retail; East Residential** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Has the site been used for agriculture? If so, describe. **No** \_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

c. Describe any structures on the site. **None** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

d. Will any structures be demolished? If so, which? **The house has been removed** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

e. What is the current zoning classification of the site? **RMH** \_\_\_\_\_

\_\_\_\_\_

f. What is the current comprehensive plan designation of the site? **Res 15-30** \_\_\_\_\_

\_\_\_\_\_

g. If applicable, what is the current shoreline master program designation of the site?  
**N/A** \_\_\_\_\_

\_\_\_\_\_

h. Has any part of the site been classified as a critical area? If so, specify. **No** \_\_\_\_\_

\_\_\_\_\_

i. Approximately how many people would reside or work in the completed project?  
**Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_

j. Approximately how many people would the completed project displace? **None** \_\_\_\_\_

\_\_\_\_\_

k. Proposed measures to avoid or reduce displacement impacts, if any: **None** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: \_\_\_\_\_  
**Compliance with applicable development regulations** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use  
Only

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle- or low-income housing. **N/A** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **None** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- c. Proposed measures to reduce or control housing impacts, if any: **None** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- b. What views in the immediate vicinity would be altered or obstructed? **None** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. Proposed measures to reduce or control aesthetic impacts, if any: **Non-project action. To be determined at time of building permit.** \_\_\_\_\_

\_\_\_\_\_

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**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Outdoor lighting  
\_\_\_\_\_  
\_\_\_\_\_
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No  
\_\_\_\_\_  
\_\_\_\_\_
- c. What existing off-site sources of light or glare may affect your proposal? None  
\_\_\_\_\_  
\_\_\_\_\_
- d. Proposed measures to reduce or control light and glare impacts, if any: Downcast of outdoor lights  
\_\_\_\_\_  
\_\_\_\_\_

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Only

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? Clarke Park across Division from the subject ownership and Byrnes Park one block east.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Would the proposed project displace any existing recreational uses? If so, describe. No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  
**N/A** \_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control impacts, if any:  
**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Only

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **Division St and Walton** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes** \_\_\_\_\_
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). **No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

- g. Proposed measures to reduce or control transportation impacts, if any: **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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Only

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any: **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**16. Utilities**

- a. Circle utilities currently available at the site: ***electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.*** \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. **Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**C. SIGNATURE**

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/29/18 Signature: *D. Hume*

**Please Print or Type:**

Proponent: Dwight Hume agent Address: 9101 N Mt. View Lane

Phone: 509-435-3108 Spokane WA 99218

Person completing form (if different from proponent): Same as above Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: \_\_\_\_\_

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**  
***(Do not use this sheet for project actions)***

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to avoid or reduce such increases are:

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life?

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to protect or conserve plants, animals, fish or marine life are:

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources?

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to protect or conserve energy and natural resources are:

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

**None, no impacts** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to protect such resources or to avoid or reduce impacts are:

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**It should enable a retail site to be better used next to RMH zoned property** \_\_\_\_\_  
\_\_\_\_\_

Proposed measures to avoid or reduce shoreline and land use impacts are:

**Compliance with applicable development standards.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_

Proposed measures to reduce or respond to such demand(s) are:

**Non-project action. To be determined at time of building permit.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

**N/A** \_\_\_\_\_  
\_\_\_\_\_

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C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/29/18 Signature: [Handwritten Signature]

**Please Print or Type:**

Proponent: Dwight Hume Address: 9101 N Mt. View Lane

Phone: 509-435-3108 Spokane WA 99218

Person completing form (if different from proponent): SAME AS ABOVE

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: \_\_\_\_\_

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

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- B.  probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C.  there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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# Project Narrative Summary

Jim Tombari Map Amendment

Jim Tombari request a map amendment from R 15-30 to GC and a corresponding zone change from RMH to GC-70 to match the remaining property located adjacent and west of the subject property. The subject property is located at 15 E Walton Avenue and is 5100 sf or .12 acre in size. If approved, it would be combined with the westerly common ownership and consist of a total of 18460 sf or .42 acres.

The subject property was recently cleared of a dwelling unit because the rental market of this location was not cost effective to sustain the use. Now it is cleared and leveled for future expansion of the GC-70 zone that Mr. Tombari has on the remainder.

It is also important to note that the inclusion of this lot into the GC-70 zone does not extend as far as the adjoining northerly improvement for KFC, which includes a previous special permit for associated parking for the KFC. In other words, this extension easterly of the GC designation is insignificant and approximates what has been granted for commercial use both north and south of the subject property.

Finally, it is worth mentioning that the removal of 5200 sf of RMF zoning is insignificant to the amount of RMF zoning remaining after the change. In fact, a close inspection of the common zoning boundary between GC and RMF shows the subject property as a westerly extension of 5200 sf and virtually unusable to the remaining RMF.

The revision cleans up a zoning border and enhances the GC zone for a better accommodation of retail use next to RMF.

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**From:** dhume@spokane-landuse.com  
**Sent:** Monday, October 29, 2018 10:38 AM  
**To:** 'nevadaheightsnc@gmail.com'  
**Subject:** Proposed Annual Amendments attached  
**Attachments:** Francis Nevada Partnership General Application.doc; Jim Tombari General Application 15 E Walton.doc

Mindy Muglia, Chair: I am sending you this email to advise you of two proposed map amendments being filed with the City of Spokane. I represent two separate clients located within your neighborhood boundaries, one located at the NE corner of Walton and Division across from Clarke Park and the other located at the NE corner of Decatur and Nevada. I have attached the General Application for further information. The City requires that we meet to discuss the details of the proposals and I would be available for your December 12<sup>th</sup> meeting. Unfortunately I have a conflict for the November 14 meeting. Please advise if the December date is available, or if we in fact have to schedule it for your January meeting due to the holiday schedules.

I am available by phone or email.

Regards

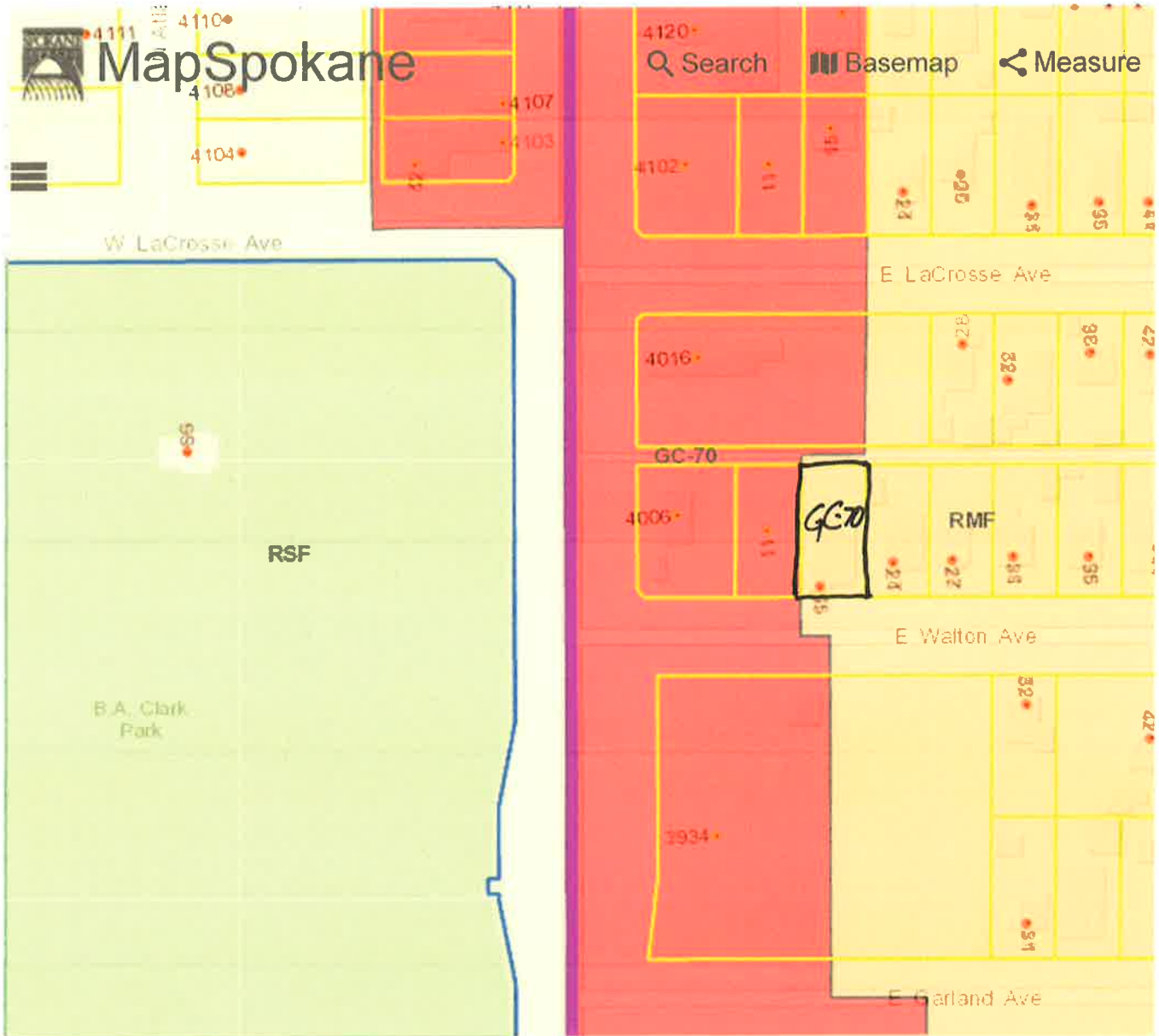
*Dwight J Hume*

Land Use Solutions and Entitlement  
9101 N Mt. View Lane  
Spokane WA 99218  
509-435-3108

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*PROPOSED ZONE GC-70*

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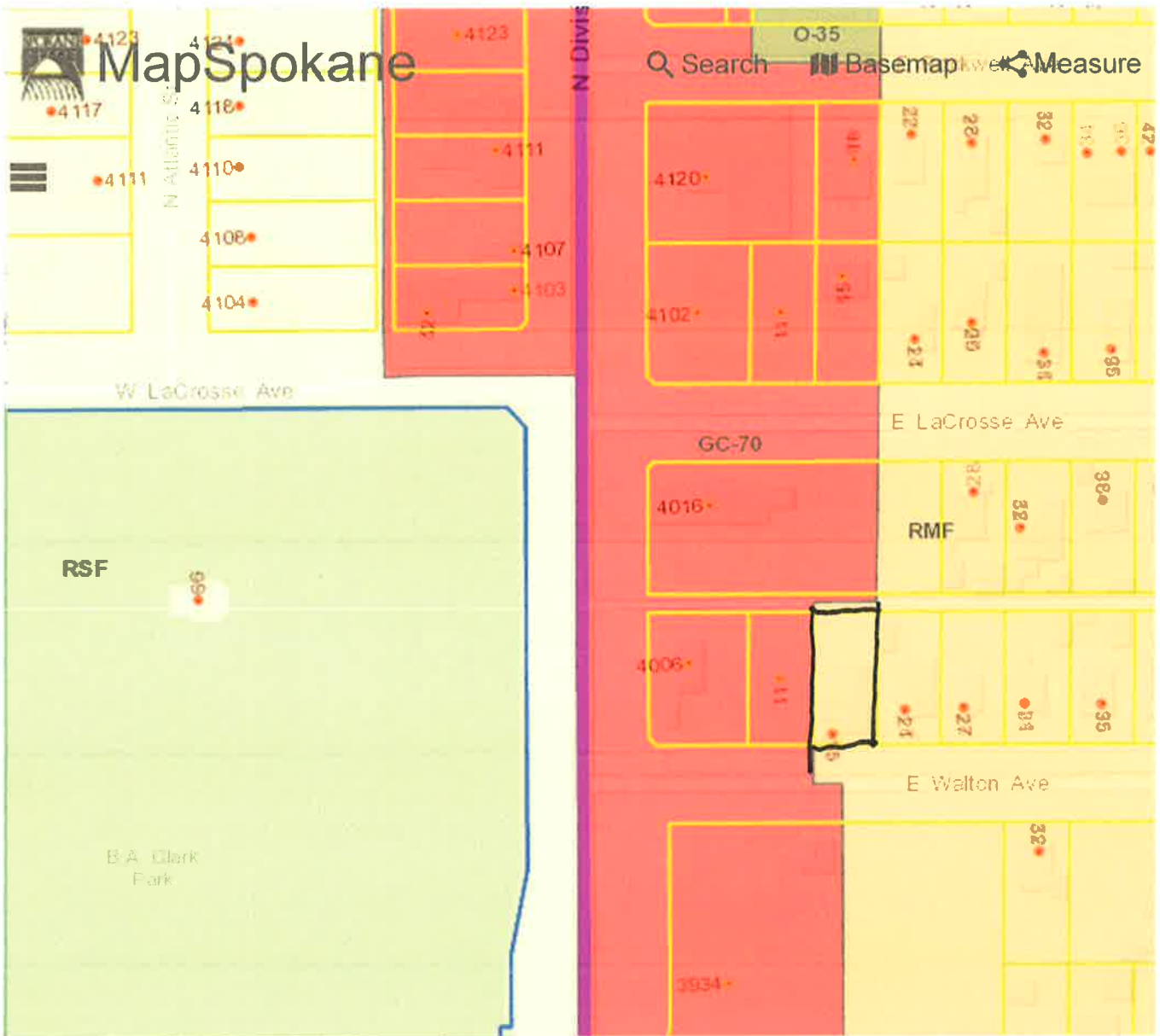
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[Map Use Disclaimer](#)

0 50 100ft



*EXISTING ZONE*

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0 50 100ft



[Map Use Disclaimer](#)

# Comprehensive Plan Amendment



**Planning Services  
Department**  
808 W Spokane Falls Blvd  
Spokane, WA 99201  
Phone: (509) 625-6060  
www.spokaneplanning.org

**Record/Permit Number: Z18-882COMP**

Job Title: HA TOMBARI LLC

Expires:

**Site Information:**

Address: **15 E WALTON AVE**

Parcel #: 35052.2920

**Applicant**

Permit Status: Application Accepted

Status Date: 10/29/2018

Parent Permit:

**Owner**

**H A TOMBARI, LLC - Dwight Hume  
2510 E 37TH AVE  
SPOKANE WA 99223-4584**

**H A TOMBARI, LLC  
2510 E 37TH AVE  
SPOKANE WA 99223-4584**

**Description of Work:** Requested amendment to comprehensive plan land use plan map from residential 15-30 to general commercial and a corresponding zone change from RMF to GC-70

**Contractor(s)**

<b>Fees:</b>	<b>Qty:</b>	<b>Amount:</b>	<b>Payments:</b>	<b>Ref#</b>	<b>Amount:</b>
Pre-application Fee	1	\$500.00	10/29/2018 Check	4784	\$500.00
		<u>\$500.00</u>			<u>\$500.00</u>
			<b>Estimated Balance Due :</b>		<b>Amount:</b>
					\$0.00

**CONDITIONS OF APPROVAL**

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# Comprehensive Plan or Development Standard Amendment Threshold Review - Counter Complete Checklist

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- Predevelopment meeting summary (if applicable) *on track to Nevada Heights (only)*
- Pre-application meeting or correspondence with neighborhood council (for map amendments)
- General Application, completed and signed
- Threshold Review Application for Comprehensive Plan Amendments
- Environmental checklist, if required under SMC Chapter 17E.050.
- Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included. *Map/Illustration*
- For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

*Tombani request  
on Walton  
10/29/2018  
TJB*

- Applicant's name, mailing address and phone number
- Section, township and range
- North arrow and scale
- Legal description
- Dimensions of property and property lines
- City limits and section lines
- Existing utilities in adjoining right-of-way
- Existing streets, alleys, major easements or public areas
- Location of existing buildings
- Unstable slopes (if applicable)
- Wetlands (if applicable)
- Water courses such as streams, rivers, etc. (if applicable)
- Flood plains, flood fringe or flood way (if applicable)
- Significant habitat or vegetation (if applicable)



- N/A*  For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning & Development Department filing fees, as required under SMC Chapter 8.02